

Blight & Substandard Determination Study
VA Campus Redevelopment Area.
City of Lincoln, Nebraska.



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BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the designated **Veterans Administration (VA) Campus Redevelopment Area** in Lincoln, Nebraska. The results of this **Study** will assist the City in declaring the **VA Campus Redevelopment Area** as both **blighted and substandard**.

Location

The referenced **VA Campus Redevelopment Area**, in the City of Lincoln, Nebraska, includes the following **Property ID and Legal Description**:

1. **17-27-100-008-000**. S27, T10, R7. 6th Principal Meridian, IRREGULAR TRACT LOT 66 NW, consisting of 58.2 Acres.
2. 70th Street Right-of-Way along the west boundary of the VA Campus, consisting of 5.3 acres.

Illustration 1, Context Map, identifies the location of **VA Campus Redevelopment Area** in relation to the City of Lincoln. The area equals an estimated 63.5 acres. The single primary public street within the **Redevelopment Area** is 70th Street.



CONTEXT MAP

VA CAMPUS REDEVELOPMENT AREA LINCOLN, NEBRASKA



LEGEND

 REDEVELOPMENT AREA

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ILLUSTRATION 1

Lincoln, Nebraska
Blight & Substandard Determination Study
VA Campus Redevelopment Area

This **blight and substandard evaluation** included a detailed **exterior structural survey of 20 structures**, an **Area** field inventory, conversations with City of Lincoln staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

SUBSTANDARD AREA

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of the following factors:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4. (a) High density of population and overcrowding; or
(b) The existence of conditions which endanger life or property by fire and other causes; or
(c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

BLIGHTED AREA

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (Cumulative Supplement 1994), a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, small diameter of water mains;
5. Deterioration of site or other improvements due to nearly 40 percent of the parcels having overall site conditions rated as "fair";
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
 1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses."

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout the **VA Campus Redevelopment Area** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, VA Campus Redevelopment Area is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

Of the Four Substandard Factors, set forth in the Nebraska Community Development Law, two Factors represent a “strong presence” and two represent a “reasonable presence” within the Area. The Substandard Factors are generally distributed throughout the Redevelopment Area.

**TABLE 1
SUBSTANDARD FACTORS
VA CAMPUS REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

1.	Dilapidated/deterioration.	■
2.	Age or obsolescence.	■
3.	Inadequate provision for ventilation, light, air, sanitation or open spaces.	■
4.	Existence of conditions which endanger life or property by fire and other causes.	■

Strong Presence of Factor ■

Reasonable Presence of Factor ■

No Presence of Factor ○

Source: Hanna:Keelan Associates, P.C., 2015.

Strong Presence of Factor -

The results of the field survey identified 13 structures, or 65 percent of the 20 total structures in the VA Campus Redevelopment Area as being in a *Deteriorating* condition. This Factor is a strong presence throughout the Area.

Based on the results of a field survey analysis, approximately 15, or 75 percent of the 20 total buildings are *40+ years of age* (built prior to 1975). The Factor of *Age or Obsolescence* is a strong presence throughout the Area.

Reasonable Presence of Factor -

The conditions which result in *Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space* are a **reasonable presence** and distributed throughout the **VA Campus Redevelopment Area**. City Public Works Staff stated that, although municipal water and sewer mains that primarily serve the **Area** are appropriately sized and in “good condition.” The privately maintained water, sanitary sewer and storm water distribution/collection mains and service lines within the VA Campus are approaching 85+ years of age. Also, Maintenance and Operations Staff on the VA Campus estimated that the majority of these privately owned water and sewer mains were constructed with outmoded materials and will need to be replaced to support redevelopment of the **Area**.

The field analysis determined that the **Substandard Factor *Existence of Conditions Which Endanger Life or Property*** by fire and other causes is a **reasonable presence** throughout the **Area**. The primary contributing elements include deteriorating buildings and the existence of masonry buildings containing combustible elements and fixtures. Additionally, the majority of water and sewer mains within the VA Campus were constructed of outmoded materials and are 85+ years of age that will need to be replaced to sustain current and future redevelopment efforts.

The prevailing substandard conditions, evident in buildings and the public infrastructure, as determined by the field survey, include:

1. Deteriorating structures;
2. Aging structures;
3. “Fair” to “Good” overall site conditions;
4. Masonry buildings containing combustible elements and fixtures, are potential fire hazards;
5. The majority of water and sewer mains at the VA Campus are 85+ years of age and constructed of outmoded materials.

BLIGHT FACTORS

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, **four** represent a **strong presence** in **VA Campus Redevelopment Area** and **seven** represent **little or no presence**. The Factor, “defective or unusual condition of title,” was not reviewed. All **Blight Factors** are reasonably distributed throughout the **Area**.

TABLE 2
BLIGHT FACTORS
VA CAMPUS REDEVELOPMENT AREA
LINCOLN, NEBRASKA

1.	A substantial number of deteriorated or dilapidated structures.	■
2.	Existence of defective or inadequate street layout.	■
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	○
4.	Insanitary or unsafe conditions.	■
5.	Deterioration of site or other improvements.	■
6.	Diversity of Ownership.	○
7.	Tax or special assessment delinquency exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	○
10.	The existence of conditions which endanger life or property by fire or other causes.	■
11.	Other environmental and blighting factors.	■
12.	One of the other five conditions.	■

Strong Presence of Factor	■
Reasonable Presence of Factor	■
Little or No Presence of Factor	○
NR = Not Reviewed	NR

Source: Hanna:Keelan Associates, P.C., 2015.



Strong Presence of Factor –

Deteriorated or Dilapidated Structures are present to a **strong extent** in VA Campus Redevelopment Area. A total of 13 structures, or 65 percent of the 20 total structures were documented as deteriorated.

Deterioration of Site or Other Improvements is a **strong presence** throughout VA Campus Redevelopment Area. An estimated 87 percent of the private street surfaces are in either “poor” or “fair” condition. Also, three of the five existing parking areas are in “fair” condition. Sidewalks at the Campus are in “fair” condition, experiencing deterioration.

The *Existence of Conditions Which Endanger Life or Property* by fire or other causes is a **strong presence** throughout the Area. Conditions associated with this **Factor** include the existence of masonry buildings containing combustible elements and fixtures. Additionally, portions of the VA Campus Redevelopment Area have water mains that were constructed of obsolete materials, are 85+ years of age and are undersized by current engineering standards.

In regards to *Other Environmental and Blighting Factors*, economically and socially undesirable land uses and functional obsolescence is a **strong presence** throughout the Area. The Area contains buildings that are deteriorating with outmoded infrastructure. Several of these buildings, primarily garages and storage buildings, are too small and not adequate to support modern uses or needs of the VA Campus.

Two of the Required Five Additional Blight Factors has a **strong presence** throughout VA Campus Redevelopment Area. Based on the field analysis, 62.4 percent of the 63.5 acre Redevelopment Area has been within the Lincoln Corporate Limits and undeveloped since, at least, 1967. As per the National Register of Historic Places Nomination, the estimated average age of all buildings in the Area is approximately 66.2 years.

Reasonable, Little or No Presence of Factor -

Defective or Inadequate Street Layout is present to a **reasonable extent** in the **VA Campus Redevelopment Area**, due to a significant percentage of private streets that are deteriorated. The assessment of private street conditions in the **Area** revealed that approximately 61 percent of the street surfaces are in “fair” condition, with an additional 26 percent are in “poor” condition. Additionally, several off-street parking areas are experiencing deterioration.

Faulty Lot Layout is of **little or no presence** throughout the **VA Campus Redevelopment Area**. The entire VA Campus was developed as one parcel of record and adhered to a Campus Master Plan that provided the facility with ample grounds for the buildings and parking areas, open space and landscaped grounds.

Insanitary or Unsafe Conditions are a **reasonable presence** throughout the entire **Area**. Conditions contributing to this **Factor** include the presence of deteriorating buildings that are 40+ years of age and water and sewer mains constructed of outmoded materials that are estimated to be 85+ years of age and in need of replacement.

Diversity of Ownership is of **little or no presence** throughout the **Area**. Research of public records from the Lancaster County Assessor’s office indicates that the Redevelopment Area has two owners; the Veterans Administration (VA Campus) and the City of Lincoln (70th Street).

Defective or Unusual Condition of Title is of **little or no presence** of factor throughout the **Redevelopment Area**. In Nebraska, the examination of public records for conditions of title does not reveal any findings.

Improper Subdivision or Obsolete Platting has **little or no presence** throughout the **Redevelopment Area**. The tract of land that includes the VA Campus is an irregular tract of land that remains in its original configuration.

The ***Existence of Conditions Which Endanger Life or Property*** by fire or other causes is a **reasonable presence** throughout the **Redevelopment Area**. Conditions associated with this **Factor** include the existence of masonry buildings containing combustible elements and fixtures. Additionally, portions of the VA Campus have water mains that were constructed of obsolete materials, are 85+ years of age and are undersized by current engineering standards.

Conclusion

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law**. It is also the opinion of the Consultant that the findings of this **Blight and Substandard Determination Study** warrant designating VA Campus Redevelopment Area as "substandard" and "blighted."

The conclusions presented in this **Study** are those of the Consultant engaged to examine whether conditions of **blight and substandard** exist. The Lincoln City Council should review this Study and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.



BASIS FOR REDEVELOPMENT

For a project in Lincoln to be eligible for redevelopment under the **Nebraska Community Development Law**, the subject area or areas must first qualify as both a “**substandard**” and “**blighted**” area, within the definition set forth in the **Nebraska Community Development Law**. This **Study** has been undertaken to determine whether conditions exist which would warrant designation of **VA Campus Redevelopment Area** as a “**blighted and substandard area**” in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (Cumulative Supplement 1994), a **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses.

The Consultant for this **Blight and Substandard Determination Study** was guided by the premise that the finding of **blight and substandard** must be defensible and sufficient evidence of the presence of **Factors** should exist so members of the City Council of Lincoln (local governing body), acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout the **Redevelopment Area**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated **areas of blight and substandard conditions** and expanding the areas arbitrarily into non-blighted/ substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

THE STUDY AREA

The purpose of this **Study** is to determine whether all or part of the **VA Campus Redevelopment Area** in Lincoln, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law**, Section 18-2103.

Location

The referenced **VA Campus Redevelopment Area**, in the City of Lincoln, Nebraska, includes the following **Property ID and Legal Description**:

1. **17-27-100-008-000**. S27, T10, R7. 6th Principal Meridian, **IRREGULAR TRACT LOT 66 NW**, consisting of 58.2 Acres.
2. **70th Street Right-of-Way** along the west boundary of the VA Campus, consisting of 5.3 acres.

Illustration 1, Context Map, identifies the location of **VA Campus Redevelopment Area** in relation to the City of Lincoln. The area equals an estimated 63.5 acres. The single primary public street within the **Redevelopment Area** is **70th Street**.



The land uses at the **VA Campus Redevelopment Area** include public, park/open space and both private and public streets, totaling an estimated 63.5 acres. The VA Campus, itself, contains an estimated 58.2 acres. 70th Street is included in the Redevelopment Area and equals an estimated 5.3 acres. These land uses are identified in **Illustration 2**.

Table 3 identifies the estimated **existing land use** within the **VA Campus Redevelopment Area**, in terms of number of acres and percentage of total for all existing uses.

**TABLE 3
EXISTING LAND USE
VA CAMPUS REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Public	18.2	27.5%
Private Street	3.7	5.8%
<u>Park/Open Space</u>	<u>36.3</u>	<u>57.3%</u>
Subtotal	58.2	91.7%
<u>Public Street (70th Street)</u>	<u>5.3</u>	<u>8.3%</u>
Totals	63.5	100.0%

Source: Hanna:Keelan Associates, P.C., 2015 .

Illustration 3 identifies existing **Zoning Classifications** within the **VA Campus Redevelopment Area**. The VA Campus is zoned “P” Public, while “R-1” Residential and “B-1” Local Business comprise the west portion (southbound lane) of 70th Street. Zoning activities throughout the **Area** are controlled by the City of Lincoln.

EXISTING LAND USE MAP

VA CAMPUS REDEVELOPMENT AREA
LINCOLN, NEBRASKA



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LEGEND

- PARK/OPEN SPACE
- PUBLIC
- REDEVELOPMENT AREA BOUNDARY

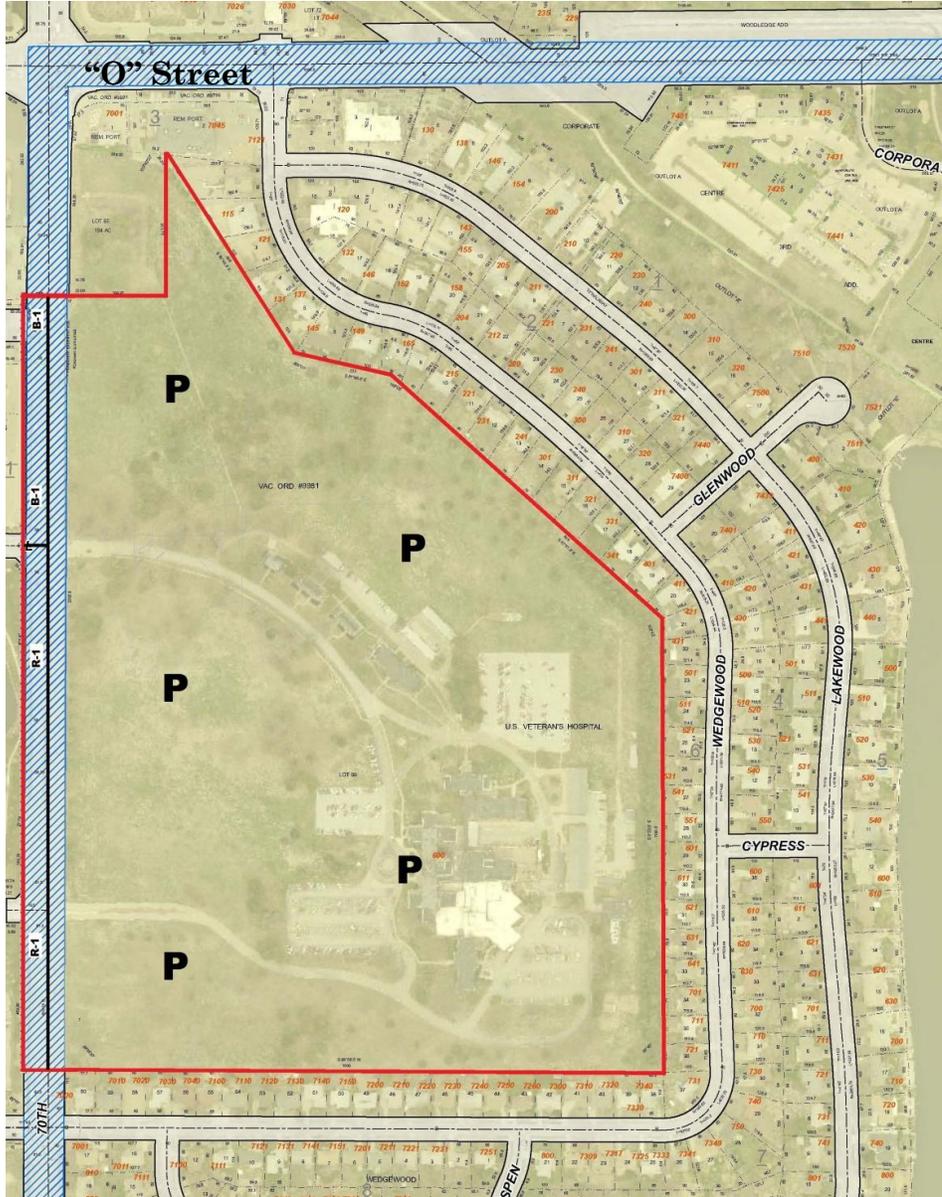
ILLUSTRATION 2

Lincoln, Nebraska
Blight & Substandard Determination Study
VA Campus Redevelopment Area

EXISTING ZONING MAP

VA CAMPUS REDEVELOPMENT AREA

LINCOLN, NEBRASKA



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LEGEND

- P - PUBLIC
- R-1 - RESIDENTIAL
- B-1 - LOCAL BUSINESS
- - REDEVELOPMENT AREA BOUNDARY

ILLUSTRATION 3

Lincoln, Nebraska
 Blight & Substandard Determination Study
 VA Campus Redevelopment Area

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for **VA Campus Redevelopment Area** included an area-wide assessment (100 percent sample) of all of the Blight and Substandard Factors identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**.

Structural Survey Process

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria and that it result in an accurate and consistent description of existing conditions.

A structural condition survey was conducted in March, 2015. A total of **20 structures** received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **VA Campus Redevelopment Area**. The “Structural Condition Survey Form” and associated results are provided in the **Appendix**.

Field Survey

A field survey of the **VA Campus Redevelopment Area** was also conducted in March, 2015. The entire Campus was constructed on one legal lot of record. The Campus plus the adjoining 70th Street Corridor equals an estimated 63.5 acres. The existing and adjacent land uses, overall site conditions, existence of debris and parking area, street, sidewalk and alley surface conditions were documented. The Condition Survey Form and associated results are included in the **Appendix**.

Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in the **VA Campus Redevelopment Area** were analyzed to determine the placement of structures and land features within the **Area**.

The National Register of Historic Places Nomination for the VA Campus provided information documenting the date of construction and original uses of all buildings.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **VA Campus Redevelopment Area**. This examination revealed that the entire **Area** is classified as being Property Tax Exempt.

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in the **Redevelopment Area** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

The following summarizes the process used for assessing building conditions in the **VA Campus Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all **20 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems examined included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts, and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps, and fire escape, and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/building.

2. Criteria for rating components for structural, building and architectural systems.

The components for the previously identified Systems were individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained, and requires no treatment outside of normal ongoing maintenance.

Minor Defect. Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deteriorating-Minor. Defined as structures / buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

Dilapidated. Defined as structurally substandard structures / buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual **Exterior Rating Form** is completed for each structure/building. The results of the **Exterior Rating** of all structures/buildings are presented in a **Table format.**

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. **Field Survey Conclusions.**

The conditions of the total **20 buildings** within the **VA Campus Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Four (4) structures were classified as structurally **sound**;
- Three (3) structures were classified as **deteriorating** with **minor** defects.
- Eleven (11) structures were classified as **deteriorating** with **major** defects; and
- Two (2) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout **VA Campus Redevelopment Area**. Of the 20 total structures, 13, or 65 percent were identified as deteriorating with major defects or dilapidated.

Conclusion.

The results of the structural condition survey indicate deteriorating structures are a strong presence throughout the VA Campus Redevelopment Area. Table 4 identifies the results of the structural rating process per building type.

**TABLE 4
EXTERIOR SURVEY FINDINGS
VA CAMPUS REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
<u>Public</u>	<u>4</u>	<u>3</u>	<u>11</u>	<u>2</u>	<u>19</u>	<u>13</u>
Totals	4	3	11	2	20	13
Percent	20%	15%	55%	10%	100.0%	65%

Source: Hanna:Keelan Associates, P.C., 2015.

(2) Age of Obsolescence.

As per the results of the field survey and by confirmation from The National Register of Historic Places Nomination, an estimated 15, or 75 percent of the total 20 structures in **VA Campus Redevelopment Area** are 40+ years of age, or built prior to 1975.

Conclusion.

The age and obsolescence of the structures is a strong presence throughout the VA Campus Redevelopment Area.

(3) Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces.

The results from the exterior structural survey, along with other field data, provided the basis for the identification of the inadequate provision for ventilation, light, air, sanitation or open spaces in the **VA Campus Redevelopment Area**. Contributing **Factors** are discussed below.

As per the results of the field survey, an estimated 65 percent, or 13 of the total 20 structures in the **VA Campus Redevelopment Area** were rated as deteriorating or dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions pose health, safety and sanitary problems. Masonry buildings with wooden structural elements or combustible materials were found to be deteriorating and in need of structural repair and fire protection, or if not cost effective for redevelopment, demolition. Site features, such as parking lots, privately owned streets and sidewalks, driveways, yard and landscaping conditions were also deteriorating.

The overall site condition of the **Redevelopment Area** is “fair” to “(somewhat) good.” Sidewalks, the private street system and parking areas are in “fair” to “poor” condition.

The City of Lincoln Public Works Staff estimates that the majority of municipal water and sewer mains at the perimeter of the **VA Campus Redevelopment Area** are appropriately sized by current standards and in good condition. The location of the VA Campus in 1930 was developed an estimated two miles east of the Corporate Limits of the City Lincoln. This required the Campus to utilize its own water and sanitary sewer system that dates back to the mid-1930s. No records exist that document the underground infrastructure throughout the Campus. Photos during the construction of Lincoln East High School during the mid-1960s show a water tower was located on the Campus, but has since been demolished. As the privately owned and maintained underground mains and service lines continue to age, repeated maintenance and repair issues will become more prevalent.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in the VA Campus Redevelopment Area is a reasonable presence and constitutes a Substandard Factor.

4) **The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.**

1. **Building Elements that are Combustible.**

There are masonry buildings containing combustible elements and fixtures, located throughout the **Redevelopment Area**. Several of these buildings have been determined to be deteriorating to a minor or major extent. These structures will require extensive rehabilitation to be able to support new uses and tenants. **These 13 buildings, or 65 percent of the total 20 buildings have been determined to be deteriorating to a major extent or to the point of being dilapidated.**

2. **Lack of Adequate Utilities.**

The City of Lincoln Public Works Staff estimates that the municipal water and sewer mains serving the **VA Campus Redevelopment Area** are appropriately sized by current standards and in good condition. Several portions of the **Area** contain water and sewer mains that date to its original construction in 1930, thus 85+ years of age and comprised of outmoded materials. Privately owned water and sewer “service lines” connect to municipal mains beyond the Campus. As underground mains and service lines continue to age, repeated maintenance and repair issues will become more prevalent.

Specific data relating to the **Redevelopment Area** are discussed in the following paragraphs.

Approximately 15 (75 percent) of the total 20 structures in the **Area** were built prior to 1975, thus 40+ years of age. The age of the one residential structure is estimated to be 85 years. Masonry buildings containing combustible elements and fixtures are located throughout the **Area**, many of which are deteriorating or dilapidated. These buildings, located throughout the **Area**, are in need of structural repair or fire protection.

The overall site condition of the **Redevelopment Area** is “fair” to “(somewhat) good.” Sidewalks, the private street system and parking areas are in “fair” to “poor” condition.

Conclusion.

The conditions which endanger life or property by fire and other causes are a reasonable presence throughout the VA Campus Redevelopment Area.



BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the **VA Campus Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all **20 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts, and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps, and fire escape, and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/building.

2. Criteria for Rating Components for Structural, Building and Architectural Systems.

The components for the previously identified Systems, are individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained, and requires no treatment outside of normal ongoing maintenance.

Minor Defect. Component that contained minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points**.

Deteriorating-Minor. Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points**.

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points**.

Dilapidated. Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points**.

An individual **Exterior Rating Form** is completed for each structure/building. The results of the **Exterior Rating** of all structures/buildings are presented in a **Table format**.

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. **Field Survey Conclusions.**

The conditions of the total **20 buildings** within the **VA Campus Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Four (4) structures were classified as structurally **sound**;
- Three (3) structures were classified as with **minor** defects.
- Eleven (11) structures were classified as **deteriorating** with **major** defects; and
- Two (2) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout the **VA Campus Redevelopment Area**. Of the 20 total structures, 13 structures, or 75 percent, were identified as deteriorating with major defects or dilapidated.

Conclusion.

The results of the structural condition survey indicate deteriorating structures are a strong presence throughout the VA Campus Redevelopment Area. Table 5 identifies the results of the structural rating process per building type.

**TABLE 5
EXTERIOR SURVEY FINDINGS
VA CAMPUS REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
<u>Public</u>	<u>4</u>	<u>3</u>	<u>11</u>	<u>2</u>	<u>19</u>	<u>13</u>
Totals	4	3	11	2	20	13
Percent	20%	15%	55%	10%	100.0%	65%

Source: Hanna:Keelan Associates, P.C., 2015.



(2) Existence of Defective or Inadequate Street Layout.

The street pattern within the **VA Campus Redevelopment Area** consist of curvilinear private roads and the 70th Street Corridor, located on the western edge of the Campus. Conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

1. Condition of Streets.

Street conditions within the **VA Campus Redevelopment Area** were generally found to be in “fair” to “poor” condition. All streets, sidewalks and parking lots within the VA Campus are privately owned and maintained. Approximately 87 percent of the street surfaces are in “poor” to “fair” condition. An estimated 75 percent of the sidewalks are in “fair” condition.

Streets and parking areas on the Campus are impacted by “alligator cracking” and settling. A significant number of street and parking areas in the northern and northwest portions of the **Redevelopment Area** are asphalt surfaced and in deteriorated condition, creating a potentially hazardous situation for pedestrians utilizing these areas to access the buildings within the Campus.

2. Pedestrian /Vehicular Safety control devices.

Few, if any, effective pedestrian/vehicular safety control devices exist within the **VA Campus Redevelopment Area**. The lack of designated pedestrian crossings on the Campus between parking lots and the primary buildings forces pedestrians to walk within the private access streets. Also, additional traffic control devices are needed within the Campus to reduce vehicle speeds.

Conclusion.

The existence of defective or inadequate street layout in the Redevelopment Area is a reasonable presence and constitutes a Blight Factor.

3) **Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness.**

The Campus portion of the **VA Campus Redevelopment Area** was created by a master planning process. The specific layout of the land and buildings developed are a reflection of this process.

1. **Adequate Lot Size.**

The **VA Campus Redevelopment Area** consists of an estimated 63.5 acres. The VA Campus was developed upon one irregular tract of land. Ample land exists on the Campus for building development and open space and landscaped park areas.

2. **Adequacy, Accessibility or Usefulness.**

Accessibility to the VA Campus exists at two locations along the 70th Street Corridor. These two intersections provide designated turning lanes into and out of the Campus. The north intersection has lighted traffic signals, while the southern intersection has stop signs for traffic leaving the VA Campus.

Conclusion.

Faulty lot layout in relation to size, adequacy and usefulness is of little or no presence of Factor throughout the Redevelopment Area.

(4) Insanitary and Unsafe Conditions.

The results of the area-wide field survey, along with information retained from City of Lincoln officials provided the basis for the identification of insanitary and unsafe conditions within the **VA Campus Redevelopment Area.**

1. Age of Structures.

The analysis of all 20 public buildings in the **VA Campus Redevelopment Area** identified 75 percent, or 15 structures as being 40+ years of age or built prior to 1975. The advanced age of the structures results in deteriorating buildings and structures with deferred maintenance.

2. Deteriorating Buildings.

An estimated 65 percent of the existing structures on the VA Campus have deteriorated conditions. Structures in this condition can result in hazards which endanger adjacent properties.

3. Lack of Adequate Utilities.

The City of Lincoln Public Works Staff estimates that the municipal water and sewer mains serving the **VA Campus Redevelopment Area** are appropriately sized by current standards and in good condition. Several portions of the **Area** contain water and sewer mains that date to its original construction in 1930, thus 85+ years of age and comprised of outmoded materials. Privately owned water and sewer “service lines” connect to municipal mains beyond the Campus. As underground mains and service lines continue to age, repeated maintenance and repair issues will become more prevalent.

Conclusion.

Insanitary and unsafe conditions are a reasonable presence throughout the Redevelopment Area.

(5) Deterioration of Site or Other Improvements.

Field observations were conducted to determine the condition of site improvements within **VA Campus Redevelopment Area**, including both private and public streets, storm water drainage ditches, traffic control devices, sidewalks and off-street parking. The **Appendix** documents the present condition of these site features. The primary issue in the **Area** is the existing condition of buildings and associated property, the private street system, sidewalk and private parking areas. **Area** Conditions that lead to these findings included:

1. The overall site condition at the **VA Campus Redevelopment Area** is “fair” to “(somewhat) good.” Approximately 87 percent of the private street system in the **Area** is rated as being in “poor” to “fair” condition. Three of the five parking lot areas were rated as being in “fair” condition. Street areas in this condition are in need of repair and/or resurfacing. The majority of these streets are located in the north and northwest portions of the Campus.
2. Sidewalks in the **Area**, overall, are in “fair” condition. Several “walkways” that connect curbside sidewalks to individual buildings are in “fair” to “poor” condition and in need of replacement.
3. Approximately 11 structures, or 55 percent of the total 20 structures, were identified as deteriorating with major defects. An additional two structures, or 10 percent of the structures, were observed to be in “dilapidated” condition. Collectively, these structures account for 65 percent of the buildings within the **VA Campus Redevelopment Area** needing rehabilitation, or potentially, if cost prohibitive to be restored, should be targeted for demolition and replacement with a new structure.

Conclusion.

Deterioration of site improvements is a strong presence in the VA Campus Redevelopment Area.

(6) Diversity of Ownership.

The total number of unduplicated owners within the **VA Campus Redevelopment Area** was determined to be two; the Veterans Administration and the City of Lincoln. Publicly owned lands and public and private streets are located throughout the **Area**.

Conclusion.

The Factor “diversity of ownership” is of little or no presence of Factor in the Redevelopment Area.

(7) **Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.**

A thorough examination of public records was conducted to determine the status of taxation of properties located in the **VA Campus Redevelopment Area**. Real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. If a badly dilapidated property was assessed (or valued) too high, the public protest system is designed to give the owner appropriate relief and tax adjustment.

1. **Real Estate Values.**

The tax values for the **VA Campus Redevelopment Area** was not determined, as it is property tax exempt.

2. **Tax Exempt.**

The **VA Campus Redevelopment Area**, identified by the Lancaster County Assessor and Treasurer's Offices, as having full exemption from property taxes.

Conclusion.

Taxes or special assessments delinquency were of little or no presence in the VA Campus Redevelopment Area.

(8) Defective or Unusual Condition of Title.

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

Conclusion.

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in the VA Campus Redevelopment Area.

(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in the **VA Campus Redevelopment Area** revealed that improper subdivision and obsolete platting is not prevalent in the **Area**. The single parcel comprising the VA Campus was developed upon an irregular tract of land and is recorded by Lancaster County as a single lot of record.

The 63.5 acre **Redevelopment Area** has been sufficient to support the development of the VA Campus and continues, today, to have ample vacant areas to buffer the Campus from adjacent commercial and residential areas.

Conclusion.

Little or no presence of Factor exists for improper subdivision or obsolete platting in the VA Campus Redevelopment Area.



10) **The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.**

1. **Building Elements that are Combustible.**

There are masonry buildings containing combustible elements and fixtures, located throughout the **Redevelopment Area**. Several of these buildings have been determined to be deteriorating to a minor or major extent. These structures will require extensive rehabilitation to be able to support new uses and tenants. **These 13 buildings, or 65 percent of the total 20 buildings have been determined to be deteriorating to a major extent or to the point of being dilapidated.**

2. **Lack of Adequate Utilities.**

The City of Lincoln Public Works Staff estimates that the municipal water and sewer mains serving the **VA Campus Redevelopment Area** are appropriately sized by current standards and in good condition. Several portions of the **Area** contain water and sewer mains that date to its original construction in 1930, thus 85+ years of age and comprised of outmoded materials. Privately owned water and sewer “service lines” connect to municipal mains beyond the Campus. As underground mains and service lines continue to age, repeated maintenance and repair issues will become more prevalent.

Specific data relating to the **Redevelopment Area** are discussed in the following paragraphs.

Approximately 15 (75 percent) of the total 20 structures in the **Area** were built prior to 1975, thus 40+ years of age. The age of the one residential structure is estimated to be 85 years. Masonry buildings containing combustible elements and fixtures are located throughout the **Area**, many of which are deteriorating or dilapidated. These buildings, located throughout the **Area**, are in need of structural repair or fire protection.

The overall site condition of the **Redevelopment Area** is “fair” to “(somewhat) good.” Sidewalks, the private street system and parking areas are in “fair” to “poor” condition.

Conclusion.

The conditions which endanger life or property by fire and other causes are a reasonable presence throughout the VA Campus Redevelopment Area.



(11) Other Environmental and Blighting Factors.

The **Nebraska Community Development Law** includes in its statement of purpose an additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure and economic obsolescence relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

Public improvements in the **VA Campus Redevelopment Area** have generally been concentrated on maintenance and upgrading of the 70th Street Corridor. Public Works staff indicated that the existing water and sewer mains were constructed in the mid 1960s are adequately sized and in good condition. The privately owned and maintained water and sewer mains within the VA Campus were originally constructed in the 1930s. Thus these private utility systems are approximately 85+ years of age, constructed of outmoded materials and in need of replacement.

Functional and economic obsolescence is apparent in several of the former VA Campus buildings, including garages and storage buildings. Due to the lack of adequate maintenance and upkeep, several of these structures are deteriorating or have become dilapidated. The size and condition of these structures may leave them incapable of being renovated for new uses and, thus, are functionally and economically obsolete.

Although infrastructure improvements have occurred throughout portions of the **VA Campus Redevelopment Area**, additional efforts are needed. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector, problems that only public assistance programs can remedy. These include removal of functionally undesirable land uses and the improvement of some of the oldest segments of water and sewer systems the **Area**.

Conclusion.

Other Environmental, Blighted Factors are a strong presence throughout the VA Campus Redevelopment Area, containing a significant amount of functionally and economically obsolete structures.

(12) Additional Blighting Conditions.

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2102, in order for an area to be determined "blighted" it must contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. **The average age of the residential or commercial units in the area is at least forty years;**
3. **More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;**
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the Village or City in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

Two of the aforementioned criteria is prevalent throughout the designated blighted areas.

More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;

Based on the field analysis, 62.4 percent of the 63.5 acre Redevelopment Area has been within the Lincoln Corporate Limits and undeveloped since, at least, 1967.

The average age of the residential or commercial units in the area is at least forty (40) years.

The estimated average age of the one remaining residential structure, the managers residence, in the **VA Campus Redevelopment Area** is 85 years. Approximately 75 percent, or 15 of the total 20 structures throughout the **Area** are at least 40+ years of age.

Conclusion.

The criteria of average age of residential units is over 40 years of age as one of five additional blighting conditions is a strong presence throughout the VA Campus Redevelopment Area.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

The VA Campus Redevelopment Area meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" All **four Factors** that constitute the **Area** as substandard are present to either a reasonable or strong extent. Of the 12 possible **Factors** that can constitute the **Area blighted, seven** are either a reasonable or strong presence in the **Redevelopment Area. Factors** present in each of the criteria are identified below.

Substandard Factors

1. Dilapidated/deterioration.
2. Age or obsolescence.
3. Inadequate provision for ventilation, light, air, sanitation or open spaces.
4. Existence of conditions which endanger life or property by fire and other causes.

Blight Factors

1. A substantial number of deteriorated or dilapidated structures.
2. Existence of defective or inadequate street layout.
3. Insanitary or unsafe conditions.
4. Deterioration of site or other improvements.
5. The existence of conditions which endanger life or property by fire or other causes.
6. Other environmental and blighting factors.
7. One of the other five conditions.

Although all of the previously listed **Factors** are at least reasonably present throughout the **VA Campus Redevelopment Area**, the conclusion is that the average age of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of the **Area** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in the **VA Campus Redevelopment Area**, addressed in this Study, is presented in **Tables 1** and **2**, **Pages 5** and **7**. The eligibility findings indicate that the **Area** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Lincoln and support a variety of new developments.



**Structural/Site Conditions
Survey Form**

Parcel # _____
Address: _____

Section I:

1. Type of Units: ___ SF ___ MF ___ Mixed Use ___ Duplex ___ No. of Units
2. Units: _____ Under construction/rehab _____ For Sale _____ Both
3. Vacant Units: _____ Inhabitable _____ Uninhabitable
4. Vacant Parcel: _____ Developable _____ Undevelopable
5. Non-residential Use: _____ Commercial _____ Industrial ___ Public
Other/Specify: _____

Section II: Structural Components

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
___ Concrete ___ Stone ___ Rolled Asphalt ___ Brick ___ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
___ Asphalt Shingles ___ Rolled Asphalt ___ Cedar ___ Combination ___ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
___ Wood ___ Masonry ___ Siding ___ Stucco ___ Combination ___ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

Final Rating:

_____ Sound _____ Deficient-Minor _____ Deteriorating _____ Dilapidated
Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years
 ___ 10-20 years _____ 20-40 years _____ 40-100 years _____ 100+ years

Section III: Revitalization Area

1. Adjacent Land Usage: _____
2. Street Surface Type: _____
3. Street Condition: _____ E _____ G _____ F _____ P
4. Sidewalk Condition: _____ N _____ E _____ G _____ F _____ P
5. Parking (Off-Street): _____ N _____ E _____ G _____ F _____ P
 _____ # of Spaces _____ Surface
6. Railroad Track/Right-of Way Composition: _____ N _____ E _____ G _____ F _____ P
7. Existence of Debris: _____ MA _____ MI _____ N
8. Existence of Vagrants: _____ MA _____ MI _____ N
9. Overall Site Condition: _____ E _____ G _____ F _____ P

VA CAMPUS REDEVELOPMENT AREA

BUILDINGS/STRUCTURES

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

ROOF STRUCTURE

None	0	0%	0	0	0	N/A	0
Sound	1	5%	0	0	0	N/A	1
Minor	17	85%	0	0	0	N/A	17
Substandard	2	10%	0	0	0	N/A	2
Critical	0	0%	0	0	0	N/A	0
TOTAL	20	100%	0	0	0	N/A	20

WALL FOUNDATION

None	1	5%	0	0	0	N/A	1
Sound	2	10%	0	0	0	N/A	2
Minor	17	85%	0	0	0	N/A	17
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	20	100%	0	0	0	N/A	20

FOUNDATION

None	0	0%	0	0	0	N/A	0
Sound	8	40%	0	0	0	N/A	8
Minor	12	60%	0	0	0	N/A	12
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	20	100%	0	0	0	N/A	20

FOUNDATION TYPE

Concrete	20	100%	0	0	0	N/A	20
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	0	0%	0	0	0	N/A	0
Brick	0	0%	0	0	0	N/A	0
Other/None	0	0%	0	0	0	N/A	0
TOTAL	20	100%	0	0	0	N/A	20

ROOF SURFACE

None	0	0%	0	0	0	N/A	0
Sound	1	5%	0	0	0	N/A	1
Minor	15	75%	0	0	0	N/A	15
Substandard	3	15%	0	0	0	N/A	3
Critical	1	5%	0	0	0	N/A	1
TOTAL	20	100%	0	0	0	N/A	20

ROOF TYPE

Asphalt Shingles	5	25%	0	0	0	N/A	5
Rolled Asphalt	4	20%	0	0	0	N/A	4
Cedar	0	0%	0	0	0	N/A	0
Combination	0	0%	0	0	0	N/A	0
Other	11	55%	0	0	0	N/A	11
TOTAL	20	100%	0	0	0	N/A	20

VA CAMPUS REDEVELOPMENT AREA							
BUILDINGS/STRUCTURES							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
CHIMNEY							
None	16	80%	0	0	0	N/A	16
Sound	1	5%	0	0	0	N/A	1
Minor	3	15%	0	0	0	N/A	3
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	20	100%	0	0	0	N/A	20
GUTTER, DOWNSPOUTS							
None	8	40%	0	0	0	N/A	8
Sound	2	10%	0	0	0	N/A	2
Minor	9	45%	0	0	0	N/A	9
Substandard	1	5%	0	0	0	N/A	1
Critical	0	0%	0	0	0	N/A	0
TOTAL	20	100%	0	0	0	N/A	20
WALL SURFACE							
None	1	5%	0	0	0	N/A	1
Sound	4	20%	0	0	0	N/A	4
Minor	13	65%	0	0	0	N/A	13
Substandard	2	10%	0	0	0	N/A	2
Critical	0	0%	0	0	0	N/A	0
TOTAL	20	100%	0	0	0	N/A	20
WALL SURFACE TYPE							
None	1	5%	0	0	0	N/A	1
Wood	0	0%	0	0	0	N/A	0
Masonry	18	90%	0	0	0	N/A	18
Siding (Vinyl, Steel, etc.)	1	5%	0	0	0	N/A	1
Stucco	0	0%	0	0	0	N/A	0
Combination	0	0%	0	0	0	N/A	0
TOTAL	20	100%	0	0	0	N/A	20
PAINT							
None	1	5.0%	0	0	0	N/A	1
Sound	3	15.0%	0	0	0	N/A	3
Minor	6	30.0%	0	0	0	N/A	6
Substandard	10	50.0%	0	0	0	N/A	10
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	20	100.0%	0	0	0	N/A	20
DOORS							
None	2	10.0%	0	0	0	N/A	2
Sound	4	20.0%	0	0	0	N/A	4
Minor	12	60.0%	0	0	0	N/A	12
Substandard	2	10.0%	0	0	0	N/A	2
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	20	100.0%	0	0	0	N/A	20

VA CAMPUS REDEVELOPMENT AREA							
BUILDINGS/STRUCTURES							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
WINDOWS							
None	7	35.0%	0	0	0	N/A	7
Sound	2	10.0%	0	0	0	N/A	2
Minor	8	40.0%	0	0	0	N/A	8
Substandard	3	15.0%	0	0	0	N/A	3
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	20	100.0%	0	0	0	N/A	20
PORCHES...							
None	1	5.0%	0	0	0	N/A	1
Sound	1	5.0%	0	0	0	N/A	1
Minor	15	75.0%	0	0	0	N/A	15
Substandard	3	15.0%	0	0	0	N/A	3
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	20	100.0%	0	0	0	N/A	20
FINAL STRUCTURAL RATING							
Sound	4	20.0%	0	0	0	N/A	4
Deteriorating-Minor	3	15.0%	0	0	0	N/A	3
Deteriorating-Major	11	55.0%	0	0	0	N/A	11
Dilapidated	2	10.0%	0	0	0	N/A	2
TOTAL	20	100.0%	0	0	0	N/A	20
AGE OF STRUCTURE							
1-5 Years	0	0.0%	0	0	0	N/A	0
5-10 Years	0	0.0%	0	0	0	N/A	0
10-20 Years	0	0.0%	0	0	0	N/A	0
20-40 Years	5	25.0%	0	0	0	N/A	5
40-100 Years	15	75.0%	0	0	0	N/A	15
100+ Years	0	0.0%	0	0	0	N/A	0
TOTAL	20	100.0%	0	0	0	N/A	20

VA CAMPUS REDEVELOPMENT AREA	
SITE AMENITIES	
	TOTAL
SIDEWALK CONDITION	
Excellent	15%
Good	10%
Fair	75%
Poor	0%
TOTAL	100%
STREET SURFACES - PUBLIC & PRIVATE	
Concrete - 60%; Asphalt - 40%	
STREET CONDITION	
Excellent	0%
Good	13%
Fair	61%
Poor	26%
TOTAL	100%
PARKING AREA SURFACES (FIVE LOTS)	
Asphalt - 100%	
PARKING AREA CONDITIONS (FIVE LOTS)	
Good	40%
Fair	60%
DEBRIS	
None	100%
OVERALL SITE CONDITION	
Fair to Somewhat Good.	



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



May 15, 2015

TO: Neighborhood Associations/Organizations
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Miscellaneous No. 15002: Declaration of Blighted and Substandard Area**
(VA Campus Redevelopment Area - South 70th Street and East of "O" Street)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Miscellaneous No. 15002**, requested by the Director of the Urban Development Department, to determine whether all or part of the designated **VA Campus Redevelopment Area** qualifies as a blighted and substandard area. The "VA Campus Redevelopment Area Blight & Substandard Study" finds that the designated **VA Campus Redevelopment Area** meets the requirements of the Nebraska Community Development Law for designation as both a "blighted and "substandard" area.

The **VA Campus Redevelopment Area** consists of an estimated 63.5 acres, more or less, generally located east of South 70th Street and south of O Street, bounded by Wedgewood Drive on the south and the east, including the adjacent right-of-way of South 70th Street, Lincoln Lancaster County, Nebraska. The Redevelopment Area is comprised of office uses and open space. A map showing the boundaries and excerpts from the Blight & Substandard Determination Study, including the Executive Summary, are attached for your information. The entire Blight & Substandard Determination Study document may be found at www.lincoln.ne.gov (Keyword= PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. MISC15002), click on "Search", then "Select". The Study is found under the "Related" Documents.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, May 27, 2015**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The Planning Commission action is a recommendation to the City Council.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department at 402-441-8211 or whjermstad@lincoln.ne.gov, or the project planner in the Planning Department, Paul Barnes, at 402-441-6372 or pbarnes@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, May 21, 2015, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at www.lincoln.ne.gov (keyword = pcagenda).

Sincerely,

Geoff Rorabaugh
Administrative Officer

cc: United States Vets Hospital
Hanna:Keelan Associates, PC
Rick Peo, Chief Assistant City Attorney

David Landis, Urban Development
Wynn Hjermstad, Urban Development
Norm Agena, County Assessor

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ACCOMMODATION NOTICE: *The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.*



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ATTACHMENT "C"

Dave Landis
Urban Development

Wynn Hjermsstad
Urban Development

Roma Amundson, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
P.O. Box 82889
Lincoln, NE 68501

Educational Service Unit #18
c/o Dr. Liz Standish
P.O. Box 82889
Lincoln, NE 68501

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588

President
Southeast Community College
301 S. 68th Street Place
Lincoln, NE 68510

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

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Miscellaneous #15002

Wynn Hjermastadt, Urban Development

Bill Brown
Taylor Park Neighborhood Association
421 Haverford Dr.
Lincoln, NE 68510

Lucy Prier
Taylor Park Neighborhood Association
330 Park Vista Street
Lincoln, NE 68510

Don Cook
Meadowlane Area Residents Association
401 Skyway Road
Lincoln, NE 68505

Betty Meyers
Meadowlane Area Residents Association
9641 Glass Ridge Court
Lincoln, NE 68505

Marcia Murray
Meadowlane Area Residents Association
612 N 81st Street
Lincoln, NE 68505

Tom Soukup
Meadowlane Area Residents Association
645 Trail Ridge Road
Lincoln, NE 68505

Bob Els
Taylor Greens Homeowners Association
6508 Darlington Ct.
Lincoln, NE 68510

Sharon Cook
Maplewood Village Association
260 S. 77th St.
Lincoln, NE 68510

Barry Ritter
Taylor Meadows Homeowners Assoc.
1220 Twin Ridge Rd
Lincoln, NE 68510

Carol Schmidt
Wedgewood Condominium Owners Association
210 Lakewood Dr., #4
Lincoln, NE 68510

Bill Rohren
Silver Ridge Condominiums, Inc.
112 Silver Ridge Rd.
Lincoln, NE 68510

Carolyn Brandle
Eastridge Neighborhood Association
5921 Sunrise Road
Lincoln, NE 68510

Witherbee Neighborhood Association
P.O. Box 5431
Lincoln, NE 68505

Richard Bagby
Witherbee Neighborhood Association
389 S. 47th Street
Lincoln, NE 68510

Fred Freytag
Witherbee Neighborhood Association
530 S. 38th Street
Lincoln, NE 68510

Mike Kreikemeier
Witherbee Neighborhood Association
3743 Woods Avenue
Lincoln, NE 68510

Dyas Hess
Carriage Hill Second Addition Homeowners
1143 Coachmans Drive
Lincoln, NE 68510

Rogene Godeker
Carriage Park, Inc.
8220 A Street
Lincoln, NE 68510

Scott Nelson
Greenbriar Townhouses, Inc.
7047 Lincolnshire Road
Lincoln, NE 68506

Robert Tyler
Lancashire Homeowners, Inc.
711 Lancashire Court
Lincoln, NE 68510

Jan Schinkus
Pine Ridge Heights Condos
705 N. 60th Street
Lincoln, NE

Mike Million
Sunrise Hills Area Neighborhood Association
451 N. 86th Street
Lincoln, NE 68505



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT

555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



June 5, 2015

TO: Neighborhood Associations/Organizations
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Miscellaneous No. 15002: Declaration of Blighted and Substandard Area - VA Campus Redevelopment Area**
(South 70th Street and East of "O" Street)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the Director of the City Urban Development Department for a resolution declaring the VA Campus Redevelopment Area, as set forth in the VA Campus Redevelopment Area Blight and Substandard Determination Study, as a blighted and substandard area as defined in the Nebraska Community Development Law, is scheduled for public hearing and action before the Lincoln City Council on **Monday, June 22, 2015, at 3:00 p.m.**, in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The VA Campus Redevelopment Area consists of an estimated 63.5 acres, more or less, generally located east of South 70th Street and south of O Street, bounded by Wedgewood Drive on the south and the east, including the adjacent rights-of-way of South 70th Street, Lincoln Lancaster County, Nebraska. A map and excerpts from the blight study were previously provide to you.

On May 27, 2015, the Lincoln-Lancaster County Planning Commission held public hearing and voted 7-0 to find that there is a reasonable presence of substandard and blighted conditions in the VA Campus Redevelopment Area (**Miscellaneous No. 15002**).

If you would like additional information, you are encouraged to contact Wynn Hjemstad in the Urban Development Department at 402-441-8211 or whjemstad@lincoln.ne.gov, or the project planner in the Planning Department, Ed Zimmer, at 402-441-6360 or ezimmer@lincoln.ne.gov. The proposed resolution will appear on the City Council agenda for introduction on June 15, 2015, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, June 8, 2015. In the meantime, all information which has been submitted on this application may be found at www.lincoln.ne.gov (Keyword= PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. MISC15002), click on "Search", then "Select". The "Related Documents" are at the bottom of the screen.

Sincerely,


Geri Rorabaugh
Administrative Officer

cc: United States Vets Hospital
Hanna:Keelan Associates, PC
Rick Peo, Chief Assistant City Attorney

David Landis, Urban Development
Wynn Hjemstad, Urban Development
Norm Agena, County Assessor

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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, June 5, 2015 AND FRIDAY, June 12, 2015:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, June 22, 2015**, at 3:00 p.m., in the City Council Hearing Room, Room 112, on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following items. For more information, call the Urban Development Department (402-441-7866) or the Planning Department (402-441-7491):

- (1) A resolution requested by the Director of the Urban Development Department approving and adopting a proposed amendment to add the "SSH Architecture Redevelopment Project" to the Havelock Redevelopment Plan. The proposed redevelopment project consists of the construction of a new 10,800 square foot building that will include 3,600 square feet of office and approximately 7,200 square feet for eight 2-bedroom apartments. The building and parking lot will be constructed on four currently vacant lots on property legally described as Havelock, Block 31, Lots 21-24, located in the NW 1/4 of Sec. 9-10-7, generally located at 6240 Ballard Street, Lincoln, Lancaster County, Nebraska.
- (2) A resolution requested by the Director of the Urban Development Department declaring the "VA Campus Redevelopment Area", as set forth in the VA Campus Redevelopment Area Blight and Substandard Determination Study, as a blighted and substandard area as defined in the Nebraska Community Development Law. The study area consists of an estimated 63.5 acres, more or less, and 20 structures. The Redevelopment Area is located on property legally described as I.T. Lot 66, located in the NW 1/4 of Sec. 27-10-7, including S. 70th Street rights-of-way, generally located at 600 S. 70th Street, Lincoln, Lancaster County, Nebraska.

Teresa Meier
City Clerk